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WHITE RIVER SHALE OIL CORPORATION

Socioeconomic Monitoring Report

Third Quarter

September 30, 1983

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WHITE RIVER SHALE PROJECT

SOCIOECONOMIC MONITORING REPORT

THIRD QUARTER 1983

White River Shale Oil Corporation
September 30, 1983

SUMMARY
WHITE RIVER SHALE PROJECT WORK FORCE
THIRD QUARTER 1983

1. Total Employees

Permanent	15
Temporary	135
	150

2. Marital Status

Single	24
Married, Single Status	41
Married, Family Status	85
No Response	0
	150

3. Location of Residence While on the Project

Jensen	6
Maeser	12
Naples	11
Vernal	76
Other Ashley Valley	26
Lapoint	1
Roosevelt	1
On-Site	9
Dinosaur	2
Rangely	1
No Response	5
	150

4. Work Force Origin

Local	27
Nonlocal	123
No Response	0
	150

5. Location of Permanent Residence

Local	
Jensen	2
Maeser	4
Naples	4
Vernal	10
Other Ashley Valley	4
Lapoint	1
Roosevelt	1
Dinosaur	1
Rangely	0
No Response	0
	27

New Residents*	
Jensen	2
Maeser	5
Naples	2
Vernal	24
Other Ashley Valley	13
Rangley	1
	47

Nonlocal	
Utah	16
New Mexico	3
North Carolina	5
Colorado	7
Illinois	12
Indiana	3
Kentucky	5
Other	17
No Response	8
	76

6. Type of Residence

Single Family	56
Apartment/ Condominium	46
Mobile Home	13
Recreation Vehicle	15
Motel/Hotel	14
Other	1
No Response	5
	150

7. Employees' Children

(Age)	
0-2	19
3-5	27
6-11	38
12-17	27
	111

8. Job Title

Admin/Clerical/Security	22
Carpenter/Cement	5
Electrician	2
Engineer/Technician	14
Laborer	8
Mechanic	11
Miner	50
Operator	17
Plumber/Welder	3
Supervisor	8
Truck Driver	8
No Response	2
	150

9. Previous Employment Status

Employed	87
Unemployed	59
No Response	4
	150

* Workers on the White River Shale Project that have moved to the area as a result of employment opportunities.

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PREFACE

The White River Shale Oil Corporation (WRSOC) was formed in 1974 by Phillips Petroleum Company, Sohio Shale Oil Company, and Sunoco Energy Development Co. as agent of the three owners to develop Federal Prototype Oil Shale Lease Tracts Ua and Ub. The two tracts are located in Uintah County, Utah, approximately 50 miles southeast of Vernal, Utah (Figure 1). The right to develop the tracts was obtained in June 1974 from the U.S. Department of Interior for a bonus bid of $120.7 million. Covering a total of 10,240 acres, the tracts have recoverable reserves estimated at over 700 million barrels of oil.

In 1977, due to environmental monitoring and title questions, the owner companies asked for suspension of the lease terms. That suspension continued in effect, pursuant to an injunction issued by the Federal District Court in Utah, until March 1982. On-site preparation work began in April 1982. Site work has proceeded since then in preparation for development of a room-and-pillar oil shale mine. This mine and the above-ground processing facilities are scheduled to be developed in three phases. Operation of the Phase I modular facility is planned to begin in 1988-89 (Figure 2). This would involve a 27,000 ton per day mine and shale oil production of about 16,500 barrels per day. Following the planned completion of Phase I, it is the current goal of the project owners to expand the project facilities in subsequent phases and ultimately to have a production capacity of 106,000 barrels per day in place on the leased tracts. At this level, the mine would produce 176,000 tons per day of oil shale.

It is the intention of the White River Shale Oil Corporation to cooperate with and assist public and private organizations in anticipating and mitigating socioeconomic impacts related to the White River Shale Project (WRSP). In keeping with this policy, WRSOC has established a process for monitoring the shale project's socioeconomic impacts in Utah and western Colorado. The information obtained through this monitoring process constitutes an important component of the WRSP impact mitigation program.

I. DEVELOPMENTS AT THE PROJECT SITE

During the quarter, construction of the decline and vertical shaft continued. Work has been completed on the water and sewer treatment facilities that serve the mine services building. The retention dam, which began construction in the first quarter of 1983, is now complete. Additional detail is provided below:

1. Construction of Decline, Shaft and Related Facilities
   Contractor: Frontier-Kemper Constructors
   Description of Work: Includes sinking of a declining underground tunnel, nearly a mile long, from the surface to the shale mining zone, and sinking of a vertical ventilation shaft. As of September 30, the decline was over 2,500 feet long and the shaft had advanced to a depth of approximately 680 feet. (See Figure 3.) Headframes, hoists, and a shaft collar have been installed.

In the fourth quarter of 1983, construction of the mine entries will continue. No other projects are scheduled to commence during the fourth quarter.

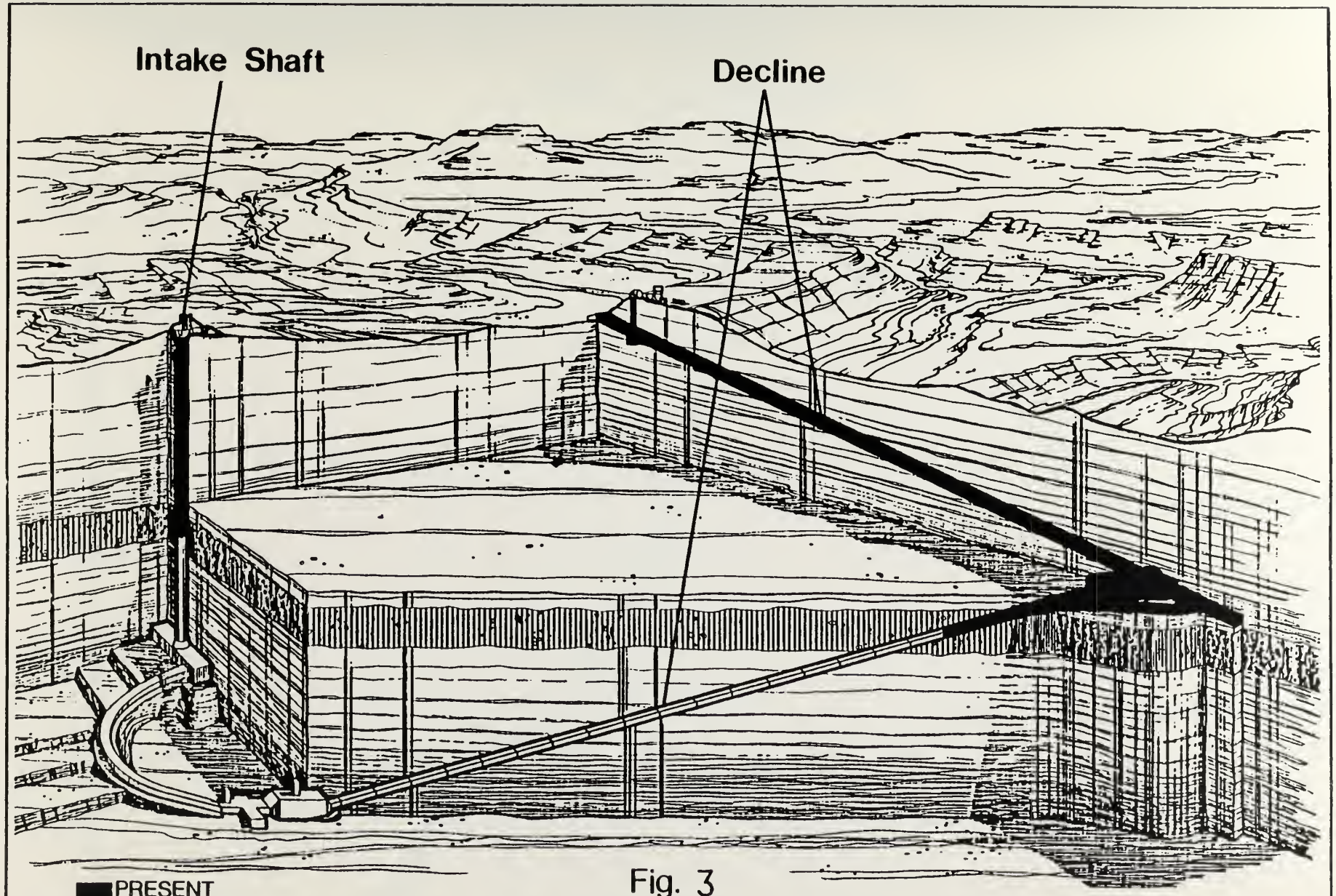


Fig. 3

WHITE RIVER SHALE PROJECT

PHASE 1 PRODUCTION DECLINE & AIR INTAKE SHAFT

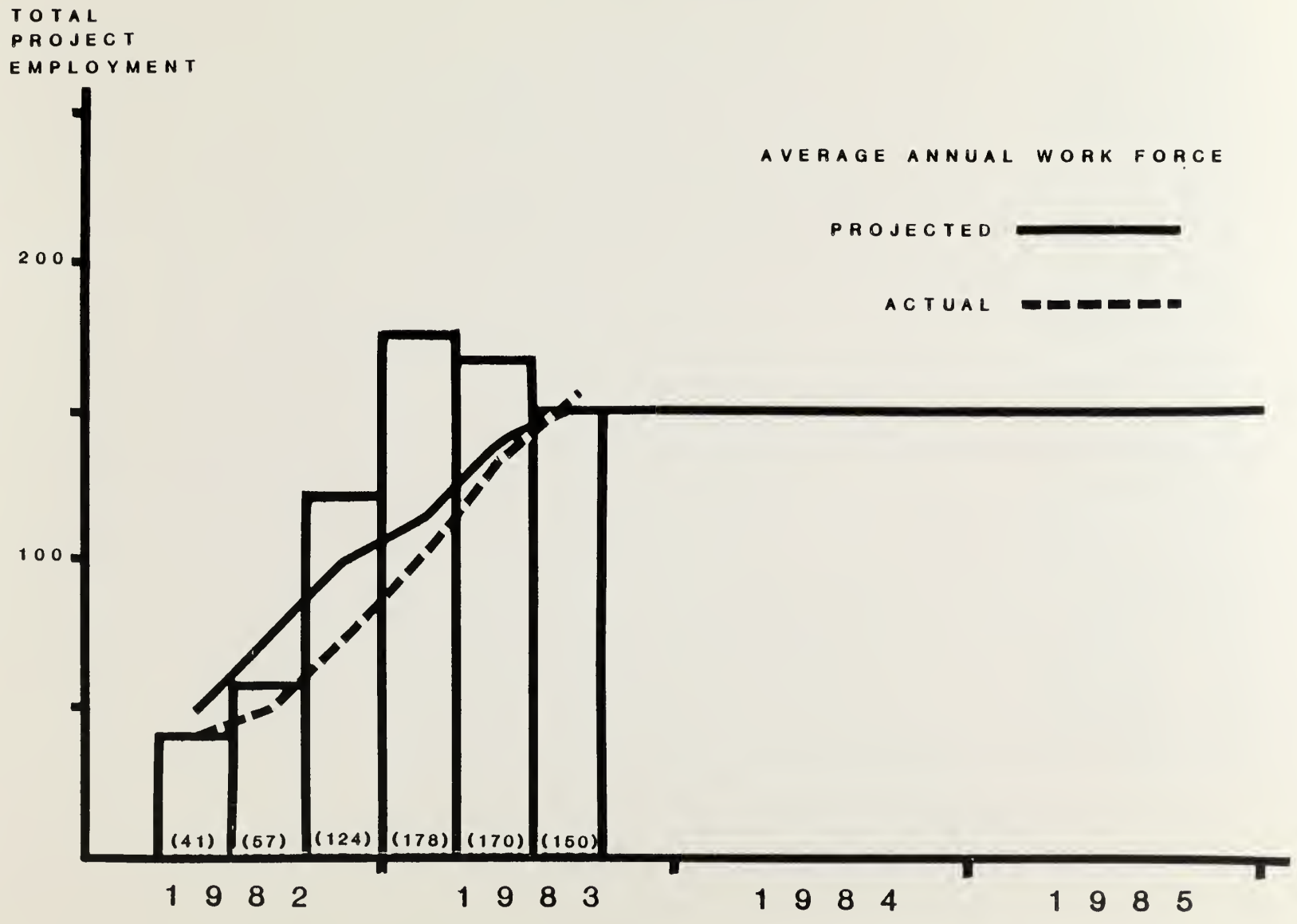
Figure 4

WRSP WORK FORCE

1982-2000

Figure 5

WRSP WORK FORCE
1982-1985



II. ACTUAL VS. PROJECTED WRSP EMPLOYMENT

At the end of the quarter, there were 150 persons employed on the White River Shale Project and living in northeastern Utah - northwestern Colorado. This total is expected to remain constant in subsequent quarters, with the expectation that the average annual workforce for 1983 and of 1984 will be approximately 150 (Figures 4 and 5).

III. MONITORING DATA SUMMARY

Table I presents the results of a questionnaire compiled for the 150 persons employed on the White River Shale Project. Each person completed the questionnaire at the time he or she began work on the WRSP, and all workers updated their questionnaires in January 1983.

Table I

WRSP EMPLOYEE MONITORING DATA
SUMMARY
September 30, 1983

	CURRENT QUARTER		PREVIOUS QUARTER	
	Number of Workers	% of Work Force	Number of Workers	% of Work Force
A. GENERAL				
Permanent Employees	15	10%	15	9%
Temporary Employees	135	90%	155	91%
Total Current Employees	150	100%	170	100%
B. AGE				
18-25	35	23%	45	26%
26-30	32	21%	32	19%
31-15	26	17%	25	15%
36-40	22	15%	25	15%
41-45	15	10%	21	12%
46-50	10	7%	10	6%
51-55	8	5%	10	6%
Over 56	2	1%	2	1%
No Response	0	0%	0	0%
Totals	150	99%*	170	100%
Median Age:	31 Yrs.		32 Yrs.	
C. MARITAL STATUS				
Single	24	16%	28	16%
Married, Single Status	41	27%	55	32%
Married, Family Status	85	57%	87	51%
No Response	0	0%	0	0%
Totals	150	100%	170	99%*

* Is not 100% due to rounding.

	CURRENT QUARTER		PREVIOUS QUARTER	
	Number of Workers	% of Work Force	Number of Workers	% of Work Force
D. RESIDENTIAL LOCATION				
Jensen	6	4%	5	3%
Maeser	12	8%	11	6%
Naples	11	7%	12	7%
Vernal	76	51%	79	46%
Other Ashley Valley	26	17%	28	16%
Lapoint	1	1%	1	1%
Roosevelt	1	1%	0	0%
On-site	9	6%	27	16%
Dinosaur	2	1%	2	1%
Rangely	1	1%	0	0%
No Response	5	3%	5	3%
Totals	150	100%	170	99%*
E. PRESENT HOUSING				
Single Family Home	56	37%	59	35%
Apartment/Condominium	46	31%	40	24%
Mobile Home	13	9%	15	9%
Recreational Vehicle	15	10%	30	18%
Motel/Hotel	14	9%	19	11%
Other	1	1%	3	2%
No Response	5	3%	4	2%
Totals	150	100%	170	101%*
F. PREFERRED HOUSING				
Single Family Home	61	41%	65	38%
Apartment/Condominium	24	16%	25	15%
Mobile Home	12	8%	10	6%
Recreational Vehicle	8	5%	10	6%
Construction Camp/ Modular Housing	4	3%	4	2%
Motel/Hotel	4	3%	5	3%
Other	0	0%	1	1%
No Response	37	25%	50	29%
Totals	150	101%*	170	100%
G. ORIGIN OF WORK FORCE				
Local	27	18%	36	21%
Nonlocal	123	82%	134	79%
No Response	0	0%	0	0%
Totals	150	100%	170	100%

* Is not 100% due to rounding.

	CURRENT QUARTER		PREVIOUS QUARTER	
	Number of Workers	% of Work Force	Number of Workers	% of Work Force
H. PERMANENT RESIDENCES				
Local Work Force				
Jensen	2	7%	1	3%
Maeser	4	15%	4	11%
Naples	4	15%	4	11%
Vernal	10	37%	13	36%
Other Ashley Valley	4	15%	10	28%
Lapoint	1	4%	1	3%
Roosevelt	1	4%	0	0%
Dinosaur	1	4%	1	3%
Rangely	0	0%	0	0%
No Response	0	0%	1	3%
Totals	27	101%*	36	101%*
New Residents**				
Jensen	2	4%	2	5%
Maeser	5	11%	3	8%
Naples	2	4%	3	8%
Vernal	24	51%	20	50%
Other Ashley Valley	13	28%	12	30%
Rangely	1	2%		%
Totals	47	100%	40	101%*
Nonlocal Work Force				
Arizona	2	3%	2	2%
California	2	3%	7	7%
Colorado	6	8%	9	10%
Illinois	12	16%	10	11%
Indiana	3	4%	3	3%
Kentucky	5	7%	5	5%
Montana	1	1%	1	1%
New Mexico	3	4%	3	3%
North Carolina	5	7%	4	4%
Virginia	2	3%	0	0%
Wyoming	2	3%	2	2%
Other Non-Utah	9	12%	9	10%
Utah	16	21%	31	33%
No Response	8	11%	8	9%
Totals	76	103%*	94	100%

* Is not 100% due to rounding.

** Workers on the White River Shale Project that have moved to the area as a result of employment opportunities.

	CURRENT QUARTER		PREVIOUS QUARTER	
	Number of Children	% of Total	Number of Children	% of Total
I. EMPLOYEES' CHILDREN PRESENT, BY AGE				
0-2 Years	19	20%	21	20%
3-5 Years	27	22%	29	23%
6-11 Years	38	34%	36	33%
12-17 Years	27	24%	32	24%
Totals	111	100%	118	100%
Median Age:	6 Yrs.		6 Yrs.	

	Number of Workers	% of Work Force	Number of Workers	% of Work Force
J. PREVIOUS EMPLOYMENT STATUS				
Employed	87	58%	106	62%
Unemployed	59	39%	62	36%
No Response	4	3%	2	1%
Totals	150	100%	170	99%*

K. PLANS TO MOVE FAMILY TO AREA				
Plan to Move Family	27	18%	25	15%
Don't Plan to Move Family	42	28%	58	34%
Family Already in Area	76	51%	80	47%
No Response	5	3%	7	4%
Totals	150	100%	170	100%

* Is not 100% due to rounding.

	CURRENT QUARTER		PREVIOUS QUARTER	
	Number of Workers	% of Work Force	Number of Workers	% of Work Force
L. JOB TITLE				
Admin/Security	17	11%	22	13%
Carpenter	5	3%	7	4%
Cement Finisher	0	0%	1	1%
Clerical	5	3%	6	4%
Electrician	2	1%	2	1%
Engineer	12	8%	14	8%
Laborer	8	5%	9	5%
Mechanic	11	7%	13	8%
Miner	50	33%	43	25%
Operator	17	11%	26	15%
Supervisor	8	5%	7	4%
Technician	2	1%	6	4%
Truck Driver	8	5%	7	4%
Welder	3	2%	2	1%
Other	0	0%	0	0%
No Response	2	2%	5	3%
Totals	150	96%*	170	100%
M. TRAVEL TO WORK				
Drive Alone	70	47%	79	46%
Car Pool	69	46%	80	47%
Other	10	7%	10	6%
No Response	1	1%	1	1%
Totals	150	101%*	170	100%

* Is not 100% due to rounding.

IV. LOCAL IMPACT ANALYSIS

A question and concern to many local officials is the socioeconomic impact caused by the development of the WRSP on their particular city or district. This section describes the general population impacts as determined by the WRSP monitoring program and focuses on municipalities, water and sewer districts, and school districts. The information presented in this section is derived from Tables II-IX which follow this section.

A. Incorporated Cities

Vernal

There are presently 76 WRSP workers living in Vernal. Of the 76, 10 are local workers, while another 24 have established permanent residences in Vernal since coming to the project. The other 42 workers are nonlocal, with approximately 60% being single or single status. Of the 76 that live in Vernal, 23 live in single-family homes, 29 live in apartments, 13 live in motel rooms, with the remainder in mobile homes or other accommodations. The total population of WRSP workers and dependents in Vernal City is 166.

Naples

Eleven WRSP workers reside in Naples. Of that 11, 4 are considered local, 2 are new residents, while the other 5 are nonlocal workers. Five of the workers in Naples reside in apartments, while another four are in single-family homes. The total population of WRSP workers and dependents in Naples is 18.

Other Incorporated Cities

Roosevelt and Rangely each have one WRSP worker residing within their boundaries. The City of Dinosaur in Colorado has two. The total population of WRSP workers and dependents in these communities is 14.

B. Unincorporated Areas

Ashley Valley

In the Ashley Valley, the unincorporated area includes all of the area that is not a part of the cities of Vernal and Naples. At present, 44 WRSP workers live in the unincorporated area. Of that 44, 9 are local workers and 35 are nonlocal. Nearly 35% of these workers are married, with the other 65% being single or single-status. Total population of WRSP workers and dependents in the unincorprated area is 131.

C. Water and Sewer Districts

Jensen Water District

The Jensen Water District has 6 WRSP workers living within its boundaries. Of the six, 3 are married workers with spouses that accompany them, while the other 3 are single-status. Two of the six are local workers. For housing accommodations, three of the six live in single-family homes, while two others live in mobile homes. Total population of WRSP workers and dependents in Jensen is 26.

Maeser Water District

At present, Maeser has 12 WRSP workers living within its boundaries. Three of the workers are single-status, while the other nine are married. Seven of the 12 live in single-family homes; another four live in mobile homes. Four of the 12 workers are local workers, while another five have moved and settled in the Maeser area. Total population of WRSP workers and dependents in Maeser is 35.

Ashley Valley Water and Sewer District

The Ashley Valley Water and Sewer Improvement District (AVWSID) is referred to in the monitoring report as "Other Ashley Valley." There are currently 26 WRSP workers living in the AVWSID; 3 are local and 23 are nonlocal. Of the 23 nonlocal workers, 16 are

single-status, 3 are single, and 4 are accompanied by their families. Fifteen of the workers in the AVWSID live in single-family homes, while another 9 live in apartments. Total population of WRSP workers and dependents in the District is 70.

D. School District

Four school districts are within the impact region of the White River Shale Project. They are the Uintah School District, Duchesne School District, Rio Blanco (RE-4) School District, and the Moffatt County School District.

Shown below are the communities in the region, the number of school-aged children that are WRSP-related, and a local/nonlocal designation:

NO. OF CHILDREN AGED 6-17

	Local	Nonlocal	Total
Uintah School District			
Jensen	9	4	13
Maeser	3	5	8
Naples	0	0	0
Vernal	5	23	28
Other Ashley Valley	2	9	11
Duchesne School District			
Roosevelt	0	0	0
Rio Blanco School District			
Rangley	0	0	0
Moffatt County School District			
Dinosaur	3	1	4
Other	0	1	1
Total	22	43	65

Table II

MARITAL STATUS OF LOCAL WORKERS
September 30, 1983

Current Residence	Single Workers	Married Workers	No Response	Total Local Work Force
Jensen	0	2	0	2
Maeser	0	4	0	4
Naples	2	2	0	4
Vernal	3	7	0	10
Other Ashley Valley	0	3	0	3
Lapoint	1	0	0	1
Roosevelt	0	1	0	1
On-site	0	1	0	1
Dinosaur	0	1	0	1
Rangely	0	0	0	0
No Response	0	0	0	0
Total Local Work Force	6	21	0	27

Table III

MARITAL STATUS OF NONLOCAL WORKERS
September 30, 1983

Current Residence	Single Workers	Married Workers Spouse Not Living in the Area	Married Workers Spouse Living in the Area	Total Nonlocal Work Force
Jensen	0	1	3	4
Maeser	1	1	6	8
Naples	2	1	4	7
Vernal	9	26	31	66
Other				
Ashley Valley	3	4	16	23
Roosevelt	0	0	0	0
On-site	1	4	3	8
Dinosaur	0	0	1	1
Rangely	0	0	0	0
No Response	1	2	2	5
Total Nonlocal Work Force	17	39	67	123

Table IV

PREVIOUS EMPLOYMENT STATUS
September 30, 1983

	Previously Employed	Previously Unemployed	No Response	Total Work-Force
Local Workers Living in:				
Ashley Valley	17	6	1	24
Colorado	0	1	0	1
Other	0	1	0	1
No Response	1	0	0	1
Total Local Workers	18	8	1	27
Nonlocal Workers from:				
Utah	39	23	0	62
Outside Utah	26	25	2	53
Total Nonlocal Workers	65	48	2	115
No Response	4	3	1	8
Total	87	59	4	150

Table V

WORKERS' CHILDREN PRESENT, BY AGE GROUP
September 30, 1983

Number of Children Present

Current Residence	0-2 Years		3-5 Years		6-11 Years		12-17 Years		Total Children	
	Local	Non-Local	Local	Non-Local	Local	Non-Local	Local	Non-Local	Local	Non-Local
Jensen	1	0	0	1	6	3	3	1	10	5
Maeser	0	2	1	1	3	1	0	4	4	8
Naples	0	1	0	0	0	0	0	0	0	1
Vernal	0	6	1	15	2	15	3	8	6	44
Other Ashley Valley	2	4	2	5	1	4	1	5	6	18
On-site	0	0	0	0	0	0	0	0	0	0
Roosevelt	2	0	1	0	0	0	0	0	3	0
Dinosaur	0	0	0	0	3	0	0	1	3	1
Rangely	0	0	0	0	0	0	0	0	0	0
No Response	0	1	0	0	0	0	0	1	0	2
Total Children Present	5	14	5	22	15	23	7	20	32	79

Table VI

HOUSING OF LOCAL VS. NONLOCAL WORKERS
September 30, 1983

Type of Housing	Local Workers	Nonlocal Workers	Total Work Force
Single Family Home	18	38	56
Apartment/Condominium	4	42	46
Mobile Home	4	9	13
Recreational Vehicle	1	14	15
Motel	0	14	14
Other	0	1	1
No Response	0	5	5
Total Work Force	27	123	150

Table VII

RESIDENCES OF LOCAL WORKERS
September 30, 1983

Current Residence	Single Family Home	Apartment/ Condominium	Mobile Home	Recreational Vehicle	Motel	No Response	Total Nonlocal Workers
Jensen	2	0	0	0	0	0	2
Maeser	2	0	2	0	0	0	4
Naples	3	1	0	0	0	0	4
Vernal	7	2	1	0	0	0	10
Other Ashley Valley	2	1	0	0	0	0	3
Lapoint	1	0	0	0	0	0	1
Roosevelt	1	0	0	0	0	0	1
On-site	0	0	0	1	0	0	1
Dinosaur	0	0	1	0	0	0	1
Total Local Workers	18	4	4	1	0	0	27

Table VIII

RESIDENCES OF NONLOCAL WORKERS
September 30, 1983

Current Residence	Single Family Home	Apartment/ Condominium	Mobile Home	Recreational Vehicle	Motel	No Response	Total Nonlocal Workers
Jensen	1	0	2	1	0	0	4
Maeser	5	1	2	0	0	0	8
Naples	1	4	1	0	1	0	7
Vernal	16	27	4	4	13	2	66
Other Ashley Valley	13	8	0	1	0	1	23
On-site	1	0	0	7	0	0	8
Rangely	1	0	0	0	0	0	1
Dinosaur	0	0	0	0	0	1	1
No Response	0	2	0	1	0	2	5
Total Local Workers	38	42	9	14	14	6	123

TABLE IX
TOTAL EMPLOYEES AND DEPENDENTS
BY LOCALITY
September 30, 1983

Current Residence	Workers	Spouses	Children	Total
Jensen	6	5	15	26
Maeser	12	10	13	35
Naples	11	6	1	18
Vernal	76	38	52	166
Other Ashley Valley	26	19	25	70
Lapoint	1	0	0	1
Roosevelt	1	1	3	5
On-site	9	3	0	12
Rangely	1	0	0	1
Dinosaur	2	1	5	8
No Response	5	2	2	9
Totals	150	85	116	350

V. HOUSING MONITORING DATA

This section of the Monitoring Report provides occupancy rates and other data on housing in Ashley Valley. The housing monitoring data comprises an integral part of the White River Shale Project's housing strategy as stated in Section 3.5 of the WRSP Housing Master Plan.

The data and statistics will be compiled and included in the quarterly monitoring reports. The reports will be sent to developers, builders and lending institutions as well as local and state governments. Such distribution will aid the private and public sectors in making policy and development decisions on housing projects.

In this initial report, an explanation will be given of the method and sample for determining the occupancy rate and monthly rents in the Ashley Valley. In succeeding reports, only the data will be presented.

A. Occupancy Rates and Rental Fees

The following categories of housing will be monitored by the White River Shale Oil Corporation: large apartment complexes, small apartment complexes, duplexes, mobile home parks, RV parks, existing housing presently for sale, condominiums, and motels. The data will be presented on an individual and composite basis for each of the housing projects monitored, and should be useful to WRSOC and the public and private sectors in their decision-making processes.

1. Large Apartment Complexes - A large apartment complex is defined a rental complex with over 24 units, and is managed as a complex. The Ashley Valley has 9 such apartment complexes with a total of 293 units. The monitoring process produced the following data:

		---3rd Quarter 1983---			---2nd Quarter 1983---		
Complex	No. Units	No. Units Occupied	Rent Per Unit	Vacancy Rate	No. Units Occupied	Rent Per Unit	Vacancy Rate
1	24	19	$312	26%	21	NA	13%
2	28	19	$310	32%	25	NA	11%
3	40	34	$312	15%	36	NA	10%
4	32	24	$250	25%	28	NA	13%
5	40	15	$360	63%	7	NA	83%
6	44	44	$310	0%	43	NA	2%
7	26	26	$125	0%	26	NA	0%
8	31	30	$250	3%	31	NA	0%
9	28	10	$300	62%	NA	NA	NA
Composite	293	221	$287	25%	212	NA	20%

NA - Not Available

All apartment complexes with 24 or more units were used in the analysis, including two complexes that are designated for people with lower incomes. The rent per unit calculation is a weighted average and is a monthly rental rate. The vacancy rate for housing units is computed by using this formula:

$$1 - \frac{\text{No. Units Occupied}}{\text{No. Units Available}} = \text{Vacancy Rate}$$

2. Small Apartment Complexes - Small apartments are complexes that have between 3 and 23 units. A sample of seven such units have been selected for analysis. A new series of

units will be selected each year to ensure a somewhat random sample. The data developed for these rental units are:

Complex	No. Units	---3rd Quarter 1983--- No. Units Occupied	Rent Per Unit	Vacancy Rate	---2nd Quarter 1983--- No. Units Occupied	Rent Per Unit	Vacancy Rate
1	8	8	$350	0%	NA	NA	NA
2	4	4	$275	0%	NA	NA	NA
3	4	3	$200	25%	NA	NA	NA
4	4	4	$300	0%	NA	NA	NA
5	8	8	$315	0%	NA	NA	NA
6	16	12	$200	25%	NA	NA	NA
7	8	7	$290	13%	NA	NA	NA
Composite	52	46	$268	12%	NA	NA	NA

NA = Not Available

The method of calculating vacancy rate and rent per unit was the same as for large apartment complexes.

3. Mobile Home Parks - Monitoring was completed for all mobile home parks in the Ashley Valley having more than 100 spaces. The data generated by the survey is shown below:

Mobile Home Parks	No. Spaces	---3rd Quarter 1983---- No. Spaces Occupied	Rent Per Space	Vacancy Rate	---2nd Quarter 1983--- No. Spaces Occupied	Rent Per Space	Vacancy Rate
1	151	70	$100	54%	NA	NA	NA
2	168	100	160	40%	102	NA	38%
3	180	8	150	96%	4	NA	98%
4	120	115	110	4%	NA	NA	NA
Composite	619	293	$133	53%	NA	NA	NA

NA = Not Available

The computation for calculating rate per space and vacancy rates is the same as used for large apartments.

4. Recreational Vehicle Parks - Only RV parks having more than 50 spaces will be surveyed. At present, that includes two parks. The following data on RV parks have been developed:

		---3rd Quarter 1983----			----2nd Quarter 1983----		
RV Parks	No. Spaces	No. Spaces Occupied	Rent Per Space	Vacancy Rate	No. Spaces Occupied	Rent Per Space	Vacancy Rate
1	140	60	$160	57%	30	NA	79%
2	149	40	$150	73%	50	NA	66%
Composite	219	100	$154	65%	80	NA	72%

NA = Not Available

5. Duplexes - Ten duplexes, or 20 units, have been selected for monitoring on a quarterly basis. Some changes in the sample will be made each quarter to provide a more complete cross section of the present rental market for duplexes. No effort is made to distinguish between size, rental fee, or quality in selecting the sample. The survey of 10 duplexes for this quarter shows the following:

		---3rd Quarter 1983---			---2nd Quarter 1983---		
Duplexes	No. Units	No. Units Occupied	Avg. Rent Per Unit	Vacancy Rate	No. Units Occupied	Avg. Rent Per Unit	Vacancy Rate
10	20	17	$341	15%	NA	NA	NA

NA = Not Available

6. Motel Rooms - During a project's construction period, motel and hotel rooms can be used for housing temporary construction workers. For that reason, WRSOC has selected and will be monitoring the occupancy rate of five motels/hotels

in the Ashley Valley. Data will show average occupancy rate for the weekdays and weekends for the last month of the quarter and average daily price per room. The information collected for the month of September is shown below:

Motel/Hotel	Rooms	-----Occupancy Rates----- Weekdays*	Weekends**	Avg. Daily Rate
1	40	95%	70%	$25.00
2	59	100%	50%	35.00
3	53	85%	65%	34.50
4	166	54%	30%	28.00
5	102	100%	35%	39.00
Composite	420	79%	42%	32.50

* Weekdays are Monday, Tuesday, Wednesday, and Thursday
** Weekends are Friday, Saturday and Sunday

B. Existing Housing for Sale

A significant factor in assessing the area's housing situation is the number of existing homes for sale. WRSOC has chosen to monitor this variable by compiling the number of listings of single-family homes held by four of the larger real estate companies in the Ashley Valley (ERA, Century 21, Realty-World, and Aspen Brook). While this method will not provide a "total" of existing homes for sale, it will yield a meaningful barometer of the number and type of homes for sale in the Ashley Valley. The data, as of September 28, 1983, from each of the firms is:

	----------Single Family Homes---------- 0 - $59,999	$60,000 - 99,999	$100,000+	Mobile Homes
Realty-World	11	20	3	14
ERA	25	32	12	8
Century 21	22	42	15	8
Aspen Brook	23	35	19	5
Subtotal	81	129	49	35

A number of condominium projects have been constructed in the Vernal area in the last couple of years. These projects will also be monitored to determine occupancy on a quarterly basis. Shown below are the number of units available and the number of units occupied for the three local condominium projects:

		----3rd Quarter 1983----			----2nd Quarter 1983----		
Project	Units	No. Units Occupied	Avg. Selling Price	Vacancy Rate	No. Units Occupied	Avg. Selling Price	Vacancy Rate
1	46	4	$52,500	87%	4	NA	87%
2	48	0	$63,000	100%	NA	NA	NA
3	24	2	$65,100	92%	NA	NA	NA

NA = Not Available

C. Building Permit Activity

The current building activity in the Ashley Valley is another important element of the local housing situation. To monitor such activity, the report will include the number of building permits issued during the quarter by the responsible jurisdictions. Figures for the second and third quarters of 1983 are shown below:

	----3rd Quarter 1983-----			----2nd Quarter 1983-----		
	Single Family	Mobile Home	Multi-Unit (No. Units)	Single Family	Mobile Home	Multi-Unit (No. Units)
Vernal City	4	0	2	5	0	0
Naples City	5	0	0	4	0	0
Unincorporated Uintah County	23	21	0	32	25	0
Total	32	21	2	41	25	0

SOURCE: City-County Planner's Office, Uintah County, Utah.

D. Conventional and FHA Mortgage Rates

A major component in the housing industry is the financing of a home by a buyer. To monitor this factor, financial institutions in the Ashley Valley will be contacted quarterly to determine interest rates on home mortgages.

The rates and limits on mortgage amounts for a 30-year fixed payment mortgage are shown below for the four institutions:

Institution	Interest Rate	Mortgage Loan Limit
1	13.75	$108,300
2	13.5	$500,000
3	13.875	$108,300
4	14.50	$110,000

The present FHA loan rate is 13% with 2.5 - 3.5 points.

VI. OTHER SOCIOECONOMIC INFORMATION

In addition to population and demographic data generated by the WRSOC monitoring program, other socioeconomic information is relevant in considering the impact of industrial activities on public entites. This section of the report will provide current information on enrollments in the four local school districts, local unemployment rates, and federal mineral leasing revenues that accrue to the State of Utah. Other data or factors deemed appropriate may be included in this section in the future.

A. School Enrollments

Table X shows the student enrollment for individual schools and school districts that are located within the WRSP impact region. Enrollments for the last three years are shown, in addition to the capacity of each school. Generally, the data indicate that enrollments have continued to increase within the region. Both of the Duchesne and Rio Blanco School Districts show some capacity in their districts, although in the Duchesne District much of the capacity is on the west side of the County.

In the Uintah District, enrollment exceeds student capacity, a situation that has required the use of double sessions at Vernal Junior High. The two new elementaries, Davis and LaPoint, have, respectively, 540 and 439 students. The total number of students enrolled in the Uintah School District during the 1983-84 year increased by approximately 2.8% over the 1982-83 year.

B. Mineral Lease Revenues

Federal mineral lease monies constitute a source of impact assistance for Uintah and Duchesne County entities.
Mineral leasing funds represent a portion of the money paid to the U.S. government for the leasing or production of minerals on federal lands. One-half of the amount is returned to the state

where such lands are located. In Utah, 32.5% of the state's share is appropriated by statute to the Community Impact Fund. Uintah County continues to lead all counties in Utah in the generation of mineral lease money as shown on Table XI.

C. Unemployment Rates

The unemployment rates for selected months in the Uintah Basin region are:

	Dec '82	Feb '83	Apr '83	Jun '83	Aug '83
Duchesne County	9.2	11.0	13.6	10.9	10.2
Uintah County	9.7	12.9	13.2	11.3	10.3
Rio Blanco County (CO)	5.9	12.5	12.6	9.3	7.0
Moffatt County (CO)	8.8	17.9	15.9	12.9	10.2

SOURCE: Utah Department of Employment Security, Colorado Department of Labor and Employment

Table X

DUCHESNE, UINTAH, AND RIO BLANCO COUNTY (RE-4) SCHOOL DISTRICTS' ENROLLMENT AND CAPACITY

	Enrollment			
	Fall 1981	Fall 1982	Fall 1983	Student Capacity
Uintah District				
Todd Elementary (Westside)	694	695	464	525
West Jr. High (Westside)	237	315	249	234
Ashley Elementary	567	538	552	582
Central Elementary	479	465	433	430
Davis Elementary	N/A	N/A	540	600
Discovery Elementary	630	654	567	587
Lapoint Elementary	N/A	N/A	439	600
Maeser Elementary	647	606	551	701
Naples Elementary	641	646	356	467
Vernal Jr. High	1,002	1,637*	1,597*	959
Uintah High School	791	860	878	922
Learning Center (Special Ed.)	84	90	81	67
Total	5,772	6,506	6,707	6,674
Duchesne District				
Altamont Elementary	387	395	381	332
Altamont High	241	252	276	289
Neola Elementary	251	272	281	435
Tabiona Elementary-High School	124	194	106	655
Duchesne Elementary	420	488	488	375
Duchesne High	303	324	334	416
Myton Elementary	226	241	249	569
ConAmore North (Special Ed.)	22	27	46	26
Roosevelt Elementary	298	345	359	367
East Elemetary (Roosevelt)	639	673	734	527
Roosevelt Jr. High	439	487	527	520
Union High (Roosevelt-Ballard)	595	567	580	600
Total	3,945	4,265	4,361	5,111
Rio Blanco District (RE-4)				
Rangely Elementary	239	320	326	450
Rangely Junior High	152	177	178	181
Rangely High School	150	208	215	380
Total	541	705	719	1011
Dinosaur Elementary**	61	108	79	175

N/A = Not Applicable

* In September of 1982, Vernal Junior High instituted double sessions. The morning session accommodates Grades 6-7, the afternoon accommodates Grades 8-9. The elementary schools in Ashley Valley, for the '82-83 school year, enrolled Grades K-5.

** Students in grades 7-12 from Dinosaur attend the Rangely Junior High and High Schools.

SOURCE: School district officials.

TABLE XI
MINERAL LEASE REVENUES
BY COUNTY

County	FY 1981*	% of Total	FY 1982**	% of Total	FY 1983***	% of Total
Uintah	$ 4,511,584	24.6	$ 7,754,331	24.3	$10,649,274	29.5
San Juan	2,215,035	12.1	3,101,738	16.9	4,459,168	12.3
Emery	2,064,299	11.2	2,907,779	15.8	4,325,102	12.0
Grand	1,228,694	6.7	1,903,840	10.4	3,377,523	9.3
Garfield	828,027	4.5	1,489,120	8.1	2,103,346	5.8
Carbon	781,713	4.3	1,484,176	8.1	1,611,109	4.5
Millard	1,034,099	5.6	1,268,073	6.9	1,364,592	3.8
Sevier	750,862	4.1	1,179,987	6.4	1,241,568	3.4
Tooele	581,325	3.2	791,256	4.3	1,188,500	3.3
Juab	414,038	2.3	731,944	4.0	730,026	2.0
Kane	584,646	3.2	663,318	3.6	686,247	1.1
Beaver	559,065	3.0	614,504	3.3	666,354	1.8
Iron	446,874	2.4	533,432	2.9	577,935	1.6
Washington	378,089	2.1	451,144	2.5	489,314	1.4
Wayne	250,403	1.4	326,663	1.8	467,129	1.3
Duchesne	149,547	.8	313,036	1.7	419,091	1.2
Box Elder	330,160	1.8	311,013	1.7	380,584	1.1
Utah	156,507	.9	196,474	1.1	328,371	0.9
Summit	272,655	1.5	171,204	.9	282,618	0.8
Daggett	214,908	1.2	164,247	.9	201,872	0.6
Piute	91,286	.5	141,147	.8	176,909	0.5
San Pete	87,223	.5	91,922	.5	129,306	0.4
Wasatch	73,502	.4	89,008	.5	91,613	0.3
Rich	222,268	1.2	86,495	.5	80,563	0.2
Cache	87,841	.5	85,524	.5	74,729	0.2
Morgan	16,513	--	16,568	--	17,208	--
Weber	10,898	--	10,923	--	11,417	--
Salt Lake	9,395	--	10,408	--	10,776	--
Davis	518	--	469	--	464	--
Undistributed			772	--		
TOTAL	$18,351,884		$26,890,535		$36,142,708	

* Includes receipts from BLM dated 12/1/80 and 5/14/81 which fall within the Utah Fiscal year 1981.

** Includes receipts from BLM dated 11/30/81 and 5/6/82 which fall within the Utah Fiscal year 1982.

*** Includes receipts from BLM dated 11/19/82 and 5/10/83 which fall within the Utah Fiscal Year 1983.

SOURCE: State of Utah Division of Finance, BLM Records for Mineral Leasing Act Payments.

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(June 1984)

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